



High Street

Waltham On The Wolds

- Charming period home
- Generous adaptable living
- Three double bedrooms
- Four reception rooms
- Former shop/games room
- Integral store formerly garage
- Attractive enclosed cottage garden
- Well serviced prestigious village
- EPC Rating E / Council Tax Band E / Freehold

General Description

A charming period detached home with a generous amount of adaptable living space and attractive cottage garden, located in the heart of the prestigious village of Waltham On The Wolds. This home would suit a growing family, multi-generational living or someone looking to run a small business.

Accommodation

Downstairs the property comprises, entrance hall, sitting room, dining room, dining/kitchen, garden room, shower room, utility/boot room, former shop/games room with store off formerly a single garage. Upstairs there are three double bedrooms and a family bathroom.

External

Fully enclosed cottage gardens, an extensive paved patio area, plant and shrubs set to borders, area laid to lawn, access to Utility/Storage Room, crushed plumb slate area, timber shed, oil tank, enclosed by stone walling.

Location

Waltham on the Wolds is situated in the Northeast corner of Leicestershire within easy access of all major road networks. This ancient village is situated in the Vale of Belvoir with an impressive range of amenities including a church, pub, deli, hairdressers, car garage, village hall, primary school, shop/post office and medical practice all of which are easy walking distance of the property. The surrounding towns and villages offer excellent schooling of all grades and for the commuter there is a regular train service to London's Kings Cross, available at Grantham (10.9 miles).



Agents Note

This stone and pantile home boasts stunning period features such as exposed stonework, beamed ceilings, and traditional internal doors, blending character with practicality.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure

Freehold.

Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band E.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services

We are advised that electricity, water, and drainage are connected. The property is serviced by oil heating.

Money Laundering

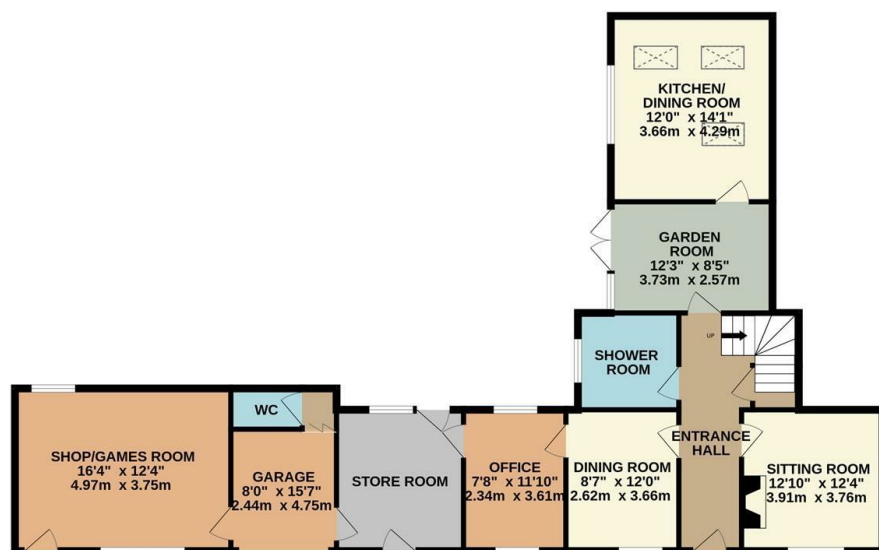
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note

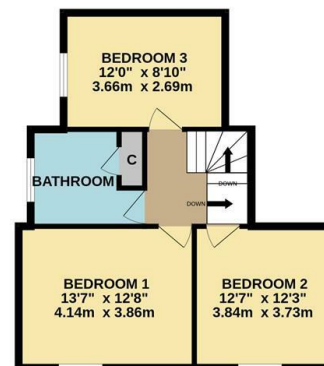
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



GROUND FLOOR
1312 sq.ft. (121.9 sq.m.) approx.



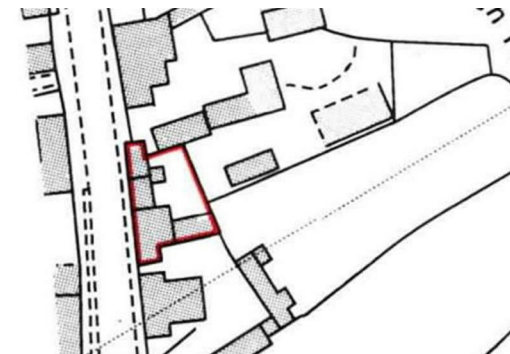
1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1961 sq.ft. (182.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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